



January 10, 2021

City of Hamilton
Planning Committee
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Councillor John-Paul Danko, Chair
Committee Members

Re: Application for Official Plan and Zoning By-law Amendment
15 Church Street, Ancaster, City of Hamilton

WEBB Planning Consultants are retained by Veloce Luxury Homes as their Professional Land Use Planner to process planning applications for the above noted property.

A Public Meeting was held of December 8th, 2020, to consider Staff Report PED20205 respecting applications to amend the Official Plan and Zoning By-law. At the request of the Ward Councillor, the matter was deferred and rescheduled to be considered as Agenda Item 10.1 of the January 12th, 2021, Planning Committee Meeting.

We are writing to confirm our continued support of the Staff Recommendation to approve the planning applications. Further, we are endorsing the proposal to modify the draft Zoning By-law amendment to include a Regulation to cap the overall lot coverage. In response to further consultation, we can also confirm the owners agreement to incorporate basements into the design of the proposed dwelling units and our support for the Ward Councillor to monitor to Site Plan Approval process.

We do not intend to seek permission to provide an oral submission at the January 12th Meeting but can be available to participate should Committee raise any matters that may benefit from our input. Thank you for the opportunity to present this submission, please feel free to contact our office should you have any questions or require additional information.

Yours truly,

WEBB Planning Consultants Inc.

A handwritten signature in black ink, appearing to read "James Webb".

James Webb, MCIP, RPP

cc: Veloce Luxury Homes